081.0	0003	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 656,900 / 656,900
					USE VALUE: 656,900 / 656,900
					ASSESSED: 656,900 / 656,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
413		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RODMAN REBECCA &	
Owner 2:	TENBROEK NORMAN	
Owner 3:		
Street 1:	413 SUMMER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LEUNG ALICE M & DAVID C -
Owner 2:	-
Street 1:	413 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,908 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Asbestos Exterior and 1634 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6908.000	261,700		395,200	656,900
Total Card	0.159	261,700		395,200	656,900
Total Parcel	0.159	261,700		395,200	656,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.02 | /Parcel: 402.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50330
GIS Ref:
GIS Ref:
Insp Date: 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,800	0	6,908.	395,200	657,000	657,000	Year End Roll	12/18/2019
2019	101	FV	207,700	0	6,908.	400,800	608,500	608,500	Year End Roll	1/3/2019
2018	101	FV	214,300	0	6,908.	299,200	513,500	513,500	Year End Roll	12/20/2017
2017	101	FV	214,300	0	6,908.	271,000	485,300	485,300	Year End Roll	1/3/2017
2016	101	FV	214,300	0	6,908.	259,700	474,000	474,000	Year End	1/4/2016
2015	101	FV	202,700	0	6,908.	220,200	422,900	422,900	Year End Roll	12/11/2014
2014	101	FV	202,700	0	6,908.	208,900	411,600	411,600	Year End Roll	12/16/2013
2013	101	FV	202,700	0	6,908.	198,700	401,400	401,400		12/13/2012

!6575!

PRINT

Date	Time
12/10/20	21:19:59

LAST REV

Date	Time
11/05/19	10:12:27

danam

USER DEFINED

Prior Id # 1:	50330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6575

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEUNG ALICE M &	68301-451		10/28/2016		610,000	No	No		
STONE DAVID	31615-376		7/17/2000		335,000	No	No		
	19931-215		7/1/1989		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	687	Insulate	13,167	C				
5/18/2017	584	Redo Kit	7,500	C				
11/17/1998	793	Manual	3,550					REROOF
11/24/1993	331		15,000					REMODEL KIT-ADD BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Inspected	PH	Patrick H
10/12/2018	MEAS&NOTICE	CC	Chris C
4/10/2009	Meas/Inspect	163	PATRIOT
11/17/2000	MLS	MM	Mary M
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6908		Sq. Ft.	Site		0	70.	0.82	5			Med. Tr	-10					395,161						395,200	

Total AC/HA: 0.15859 | Total SF/SM: 6908 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,161 | Spl Credit | Total: 395,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29259491
Const Adj.:	0.94990498
Adj $ / SQ:	153.480
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379313
Depreciation:	117587
Depreciated Total:	261726

COMMENTS

NO UAT. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

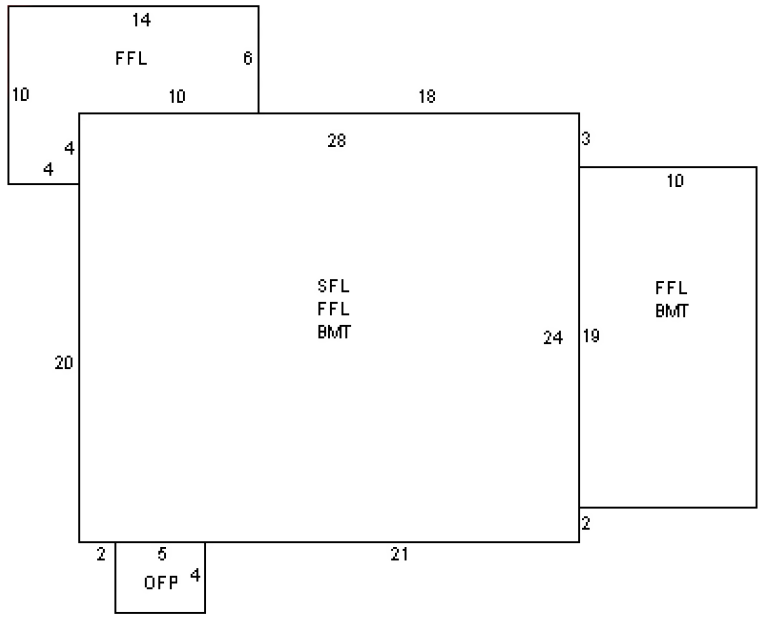
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.48
Special Features:	0	Val/Su Net:	104.01
Final Total:	261700	Val/Su SzAd	160.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	153.480	147,648
BMT	Basement	862	46.040	39,690
SFL	Second Floor	672	153.480	103,139
OFP	Open Porch	20	41.800	836
	Net Sketched Area:	2,516	Total:	291,313
Size Ad	1634	Gross Are	2516	FinArea 1634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	